



MEETINGS TO DATE 13
NO. OF REGULARS 11
NO. OF SPECIALS 2

LANCASTER, NEW YORK
JUNE 3, 1987

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, was held at the Central Avenue Community Center, 149 Central Avenue, Lancaster, New York on the 3rd day of June, 1987, at 7:00 P.M. and there were

PRESENT: STANLEY JAY KEYSA, SUPERVISOR
RONALD A. CZAPLA, COUNCILMAN
ROBERT H. GIZA, COUNCILMAN
DONALD E. KWAK, COUNCILMAN
BRIAN A.J. FAHEY, PLANNING BOARD MEMBER
JOHNSTON N. REID, JR. PLANNING BOARD MEMBER
GEORGE E. O'NEIL, PLANNING BOARD MEMBER

ABSENT: JOHN T. MILLER, COUNCILMAN
DONNA G. STEMPIAK, PLANNING BOARD CHAIRMAN
ANTHONY FRANJOINE, PLANNING BOARD MEMBER
JOHN P. GOBER, PLANNING BOARD MEMBER
MILDRED WHITTAKER, PLANNING BOARD MEMBER

ALSO PRESENT: ROBERT P. THILL, TOWN CLERK
NICHOLAS LO CICERO, DEP. TOWN ATTORNEY
ROBERT L. LANEY, BUILDING INSPECTOR
RAY REPKA, REPRESENTING FISCHIONE CONST.
KEVIN REPKA, REPRESENTING FISCHIONE CONST.

PURPOSE OF MEETING:

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for a State Environmental Quality Review of the applications for approval of the proposed "Indian Village Subdivision" and the proposed "Plumb Estates South Subdivision."

IN THE MATTER OF THE SEQR REVIEW OF THE INDIAN VILLAGE SUBDIVISION

The joint boards then proceeded with the Environmental Assessment on the Indian Village Subdivision matter with an item for item review and discussion of the project impact and magnitude as outlined on the Full Environmental Assessment Form Part 2 which was provided to each member.

THE FOLLOWING RESOLUTION WAS OFFERED
BY COUNCILMAN KWAK WHO MOVED ITS ADOPTION,
SECONDED BY PLANNING BOARD MEMBER O'NEIL,
TO WIT:

RESOLVED, that the following Negative Declaration be adopted:

NOTICE OF DETERMINATION

NEGATIVE DECLARATION

PLEASE TAKE NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described project, which was a Type 1 action, through its designated Municipal Review Committee, and that committee having found no significant environmental impact, the lead agency, now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY

Town of Lancaster
149 Central Avenue (Temporary)
Lancaster, New York 14086
Nicholas LoCicero, Deputy Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed subdivision proposal is of a parcel involving approximately 24.3 acres.

The location of the premises being reviewed is on the south side of William Street between Aurora Street and Lake Avenue.

REASONS SUPPORTING DETERMINATION

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of at least four (4) members of the Town Board of the Town of Lancaster together with at least three (3) members of the Planning Board of the Town of Lancaster, has found the project impacts to be as follows:

1. There will be a small to moderate effect as a result of a physical change to the project site which can be mitigated. There exists on the site a seasonal perched water table. Drainage to a retention basin will be required.
2. There will be no effect to any unique or unusual land forms found on the site.
3. The project will not affect any water body designated as protected.
4. The project will not affect any non-protected existing or new body of water.
5. The project will not affect surface or groundwater quality. Be it noted that Erie County Health Department approval of sanitary sewer system is necessary.
6. The project will not alter drainage flow patterns or surface water runoff. Be it noted that the project will impact beneficially on drainage flow due to requirement for retention basin.
7. The project will not affect air quality.
8. The project will not affect any threatened or endangered species.
9. The project will not substantially affect non-threatened or non-endangered species.
10. The project will not affect agricultural land resources.
11. The project will not affect aesthetic resources.
12. The project will not impact upon any site or structure of historic, pre-historic or paleontological importance.

13. The project will not affect the quantity or quality of existing or future open spaces or recreational opportunities.
14. The project will not effect existing transportation systems.
15. The project will have a small to moderate affect on the community's sources of fuel or energy supply. Be it noted that present resources are judged to be adequate.
16. There will be no objectional odors, noise, or vibration as a result of this project.
17. The project will not affect public health and safety.
18. The project will have a small to moderate affect on the character of the existing community. The project will create construction jobs. The project will have a beneficial impact consistent with the goals of the Town of Lancaster's Master Plan.
19. There is not, nor is there likely to be, public controversy related to potential adverse environmental impacts.

and,

BE IT FURTHER

RESOLVED, that the Supervisor of the Town of Lancaster be and is here by authorized to execute a "Negative Declaration" Notice of Determination of Non-Significance in this matter, and

BE IT FURTHER

RESOLVED, that the Town Attorney's Office prepare and file a "Negative Declaration" Notice of Determination of Non-Significance in this matter with the petitioner and with all required New York State and Erie County agencies, filing a copy of the letter of transmittal and "Negative Declaration" with the Town Clerk.

The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call which resulted as follows:

SUPERVISOR KEYSA	VOTED YES
COUNCILMAN GIZA	VOTED YES
COUNCILMAN CZAPLA	VOTED YES
COUNCILMAN KWAK	VOTED YES
COUNCILMAN MILLER	WAS ABSENT
PLANNING BOARD CHAIR. STEMPNIAK	WAS ABSENT
PLANNING BOARD MEMBER FAHEY	VOTED YES
PLANNING BOARD MEMBER FRANJOINE	WAS ABSENT
PLANNING BOARD MEMBER GOBER	WAS ABSENT
PLANNING BOARD MEMBER O'NEIL	VOTED YES
PLANNING BOARD MEMBER REID	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	WAS ABSENT

The resolution was thereupon unanimously adopted.

June 3, 1987

IN THE MATTER OF THE SEQR REVIEW OF THE PLUMB ESTATES SOUTH SUBDIVISION

The joint boards then proceeded with the Environmental Assessment on the Plumb Estates South Subdivision matter with an item for item review and discussion of the project impact and magnitude as outlined on an Full Environmental Assessment Form Part 2 which was provided to each member.

THE FOLLOWING RESOLUTION WAS OFFERED
BY COUNCILMAN KWAK WHO MOVED ITS ADOPTION,
SECONDED BY PLANNING BOARD MEMBER REED,
TO WIT:

RESOLVED, that the following Negative Declaration be adopted:

**NOTICE OF DETERMINATION
NEGATIVE DECLARATION**

PLEASE TAKE NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described project, which was a Type 1 action, through its designated Municipal Review Committee, and that committee having found no significant environmental impact, the lead agency, now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY

Town of Lancaster
149 Central Avenue (Temporary)
Lancaster, New York 14086
Nicholas LoCicero, Deputy Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed subdivision proposal is of a parcel involving approximately 24.3 acres.

The location of the premises being reviewed is on the east side of Steinfeldt Road, contiguous on the north to Plumb Bottom Creek.

REASONS SUPPORTING DETERMINATION

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of at least four (4) members of the Town Board of the Town of Lancaster together with at least three (3) members of the Planning Board of the Town of Lancaster, has found the project impacts to be as follows:

1. There will be a small to moderate effect as a result of a physical change to the project site which can be mitigated. There exists on the site a seasonal perched water table. Drainage to an existing retention basin will be required.
2. There will be no effect to any unique or unusual land forms found on the site.
3. The project will not affect any water body designated as protected.
4. The project will have a small to moderate effect on non-protected existing or new bodies of water. Be it noted that surface water will be diverted to an existing detention basin. Project will have a beneficial impact.
5. The project will have a small to moderate affect on surface or groundwater quality or quantities during construction only.
6. The project will result in a small to moderate alteration of drainage flow patterns or surface water runoff to an existing retention basin which is sized to handle runoff.
7. The project will not affect air quality.

8. The project will not affect any threatened or endangered species.
9. The project will not substantially affect non-threatened or non-endangered species.
10. The project will not affect agricultural land resources.
11. The project will not affect aesthetic resources.
12. The project will not impact upon any site or structure of historic, pre-historic or paleontological importance.
13. The project will not affect the quantity or quality of existing or future open spaces or recreational opportunities.
14. The project will have a small to moderate effect on existing transportation systems. Local use moderate impact. Requirement to set aside Lot No. 18 for future exit street to east.
15. The project will have a small to moderate affect the community's sources of fuel or energy supply. Present resources are judged to be adequate.
16. There will be no objectional odors, noise, or vibration as a result of this project.
17. The project will not affect public health and safety.
18. The project will have a small to moderate affect on the character of the existing community. The project will create construction jobs. The project will have a beneficial impact consistent with the goals of the Town of Lancaster's Master Plan.
19. There is not, or is there likely to be, public controversy related to potential adverse environmental impacts.

and,

BE IT FURTHER

RESOLVED, that the Supervisor of the Town of Lancaster be and is here by authorized to execute a "Negative Declaration" Notice of Determination of Non-Significance in this matter, and

BE IT FURTHER

RESOLVED, that the Town Attorney's Office prepare and file a "Negative Declaration" Notice of Determination of Non-Significance in this matter with the petitioner and with all required New York State and Erie County agencies, filing a copy of the letter of transmittal and "Negative Declaration" with the Town Clerk.

The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call which resulted as follows:

SUPERVISOR KEYSA	VOTED YES
COUNCILMAN GIZA	VOTED YES
COUNCILMAN CZAPLA	VOTED YES
COUNCILMAN KWAK	VOTED YES
COUNCILMAN MILLER	WAS ABSENT
PLANNING BOARD CHAIR. STEMPNIAK	WAS ABSENT
PLANNING BOARD MEMBER FAHEY	VOTED YES
PLANNING BOARD MEMBER FRANJOINE	WAS ABSENT
PLANNING BOARD MEMBER GOBER	WAS ABSENT
PLANNING BOARD MEMBER O'NEIL	VOTED YES
PLANNING BOARD MEMBER REID	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	WAS ABSENT

The Notice of Determination was thereupon unanimously adopted.

June 3, 1987

ON MOTION DULY MADE, SECONDED AND CARRIED, by voice vote, the
joint meeting was adjourned at 8:20 P.M.

Signed Robert P. Thill

Robert P. Thill, Town Clerk

File: BD-MIN-SEQR